145.0	0012	0001.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,000,400	/	1,000,400
USE VALUE:	1,000,400	/	1,000,400
ASSESSED:	1,000,400	/	1,000,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		ARLMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRITT ROBERT L & MARIE G/TRS
Owner 2:	ROBERT L BRITT REVOCABLE TR &
Owner 3:	MARIE G BRITT REVOCABLE
Street 1:	86 ARLMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRITT ROBERT L/MARIE G -
Owner 2:	TRS/BRITT REALTY TRUST -
Street 1:	124 HIGH HAITH ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1961, having primarily Clapboard Exterior and 2456 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6392.000	511,000		489,400	1,000,400
Total Card	0.147	511,000		489,400	1,000,400
Total Parcel	0.147	511,000		489,400	1,000,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.33 | /Parcel: 407.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 95710
GIS Ref:
GIS Ref:
Insp Date: 06/27/17

!11401!

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0012-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	511,000	0	6,392.	489,400	1,000,400		Year end	12/23/2021
2021	101	FV	495,800	0	6,392.	489,400	985,200		Year End Roll	12/10/2020
2020	101	FV	495,800	0	6,392.	489,400	985,200	985,200	Year End Roll	12/18/2019
2019	101	FV	377,300	0	6,392.	458,800	836,100	836,100	Year End Roll	1/3/2019
2018	101	FV	377,300	0	6,392.	379,300	756,600	756,600	Year End Roll	12/20/2017
2017	101	FV	301,800	0	6,392.	348,700	650,500	650,500	Year End Roll	1/3/2017
2016	101	FV	191,600	0	6,392.	318,100	509,700	509,700	Year End	1/4/2016
2015	101	FV	179,900	0	6,392.	312,000	491,900	491,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:27:22

LAST REV

Date	Time
07/24/17	14:53:40
ekelly	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 11401

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRITT ROBERT L/	61768-377		5/9/2013	Convenience	99	No	No		
BRITT ROBERT L	45053-192		4/26/2005	Family	1	No	No		
POWELL PETER S	39979-24		7/16/2003	Estate/Div	340,000	No	No		
	11060-155		2/18/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/29/2016	205	Heat App			2/29/2016			New HVAC system.
6/24/2015	787	Addition	236,000		6/24/2015			Gut house, rebuild
6/4/2015	603	Inter Fi	10,000		6/4/2015			Interior demolitio

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2017	Permit Visit	DGM	D Mann
6/27/2017	Inspected	DGM	D Mann
7/28/2016	Meas/Inspect	DGM	D Mann
7/28/2016	Permit Visit	DGM	D Mann
6/18/2015	Permit Insp	PC	PHIL C
3/18/2009	Meas/Inspect	163	PATRIOT
12/22/1999	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		
11/16/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	95710
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6392		Sq. Ft.	Site		0	80.	0.96	9									489,407						489,400	

Total AC/HA:	0.14674	Total SF/SM:	6392	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	489,407	Spl Credit		Total:	489,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Very Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07752442
Const Adj.:	0.99989998
Adj $ / SQ:	140.064
Other Features:	121362
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	535611
Depreciation:	24638
Depreciated Total:	510972

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

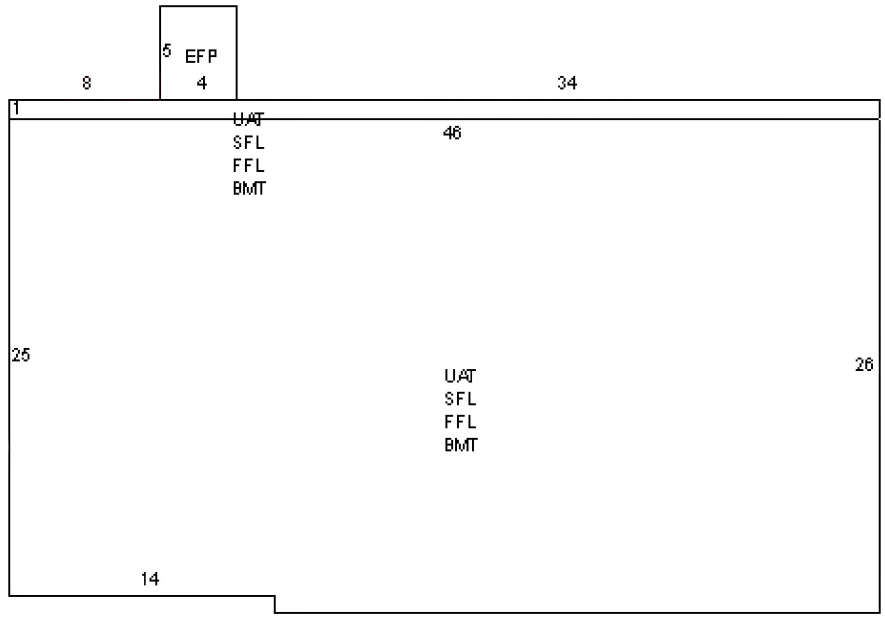
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.06
Special Features:	0	Val/Su Net:	127.40
Final Total:	511000	Val/Su SzAd	208.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,228	42.020	51,600
FFL	First Floor	1,228	140.060	171,999
SFL	Second Floor	1,228	140.060	171,999
UAT	Upper Attic	307	56.030	17,200
EFP	Enclos Porch	20	72.590	1,452

Net Sketched Area:	4,011			Total:	414,250
Size Ad	2456	Gross Area	4932	FinArea	2456

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0012-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	